

From: [Suzanne Walsh](#)
To: [Sarah Raymond](#)
Subject: FW: Request for information - EPR/BP3923LR/A001 - F M Conway Ltd
Date: 02 September 2025 08:56:53
Attachments: [image001.png](#)
[KD.NHVN.5.D.001B Site Plan - August 2025.pdf](#)

Hi Sarah,

Thank you for the call and e-mail.

Please find responses below and attached.

Hopefully this provides the information that you need to duly make the application but if not please let me know.

Please note I am on leave Friday (5 Sept) and Monday (8 Sept).

Many thanks

Kind regards

Suzanne.

From: Sarah Raymond <Sarah.Raymond@environment-agency.gov.uk>
Sent: 29 August 2025 10:35
To: Suzanne Walsh <suzanne@pdeconsulting.co.uk>
Subject: RE: Request for information - EPR/BP3923LR/A001 - F M Conway Ltd

Hello Suzanne,

Thankyou for the information received, and for speaking to me today. On assessment of this we have some final clarification points that we need you to address before we can duly make this application. Therefore, please provide a response to the below questions by the **5th of September.**

Q1) Sewer connection and completion of form B6

Please note our position in relation to comments made throughout your application. Land use planning is concerned with the use of land and is driven by land use policies set at national and local levels, (e.g. National Planning Policy Framework (NPPF)). The NPPF, paragraph 183 states "The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. As such decisions made as part of planning are separate to your permit application.

On review of your submitted B6 form this has not been fully completed. Calculations

provided in response to question 5 identify that you must explore the possibility of connecting to the foul sewer. The planning response provided does not negate the need for you to consider this, form B6 states “Please note for recent installations, a permit will not be granted if the site is considered to be within a reasonable distance to connect to a foul sewer, even if the system is already in place.” You have not provided evidence that you have approached the sewerage undertaker and their formal response regarding connection.

- a. **Resubmit form B6 and ensure all relevant answers are completed**
- b. **Confirm you approach to assessing options for connection to foul sewer as part of any determination process.**

On 29 September 2017, Andrew Hack (Estates Manager, F M Conway Limited) e-mailed David Griggs (EA Planning Advisor) and Grant Moffatt (EA Senior Technical Advisor) to advise them that:

- There is only a single, private 125mm pumped foul drain in North Quay Road, for the sole benefit of Veolia, which they installed. Having asked Veolia, there is no right, opportunity or spare capacity for us to connect into this drain.
- No other foul drains were found or exist in North Quay Road. This was also confirmed when viewing the Port archives.
- From the Port archives, it was also confirmed our neighbours to the north (EMR) and south (Southern Skips) have their own cesspit. Others on the estate are also understood to have the same private arrangements.

It was therefore confirmed that it is not possible to connect to the nearest sewer.

Q2) Site drainage

The site drainage identified for use within your permitted activities is outside of your proposed permit boundary, we also note that emission point S2 is outside your boundary.

- a. **Confirm if emission point S2 serves the activities being applied for, if not remove this from your application, or update your permit boundary to include this emission point**
- b. **Update your permit boundary to include all relevant drainage**

Please see attached updated plan with S2 removed and the drainage connected to S1 included with the green line permit application boundary.

Q3) Noise Impact assessment

We have confirmed that this application does not require a Noise Impact Assessment or Noise Management Plan, as such we will not be assessing this as part of any determination and we will be refunding this fee.

Thank you for confirming.

Kind regards

Sarah Raymond

Principal Permitting Officer – Installations



Environment Agency | Trentside Offices, Scarrington Road, West Bridgford, Nottingham NG2 5BR

sarah.raymond@environment-agency.gov.uk

Mobile: 07557139052

Working days: Monday to Friday

From: Suzanne Walsh <suzanne@pdeconsulting.co.uk>

Sent: 26 August 2025 12:11

To: Sarah Raymond <Sarah.Raymond@environment-agency.gov.uk>

Subject: RE: Request for information - EPR/BP3923LR/A001 - F M Conway Ltd

Hi Sarah,

Please find requested information by following the link below:

<https://www.dropbox.com/scl/fo/f0juigtapedhb3iu6lype/AB3aSfOXWGCZXD7SHe1bH00?rlkey=o6tfbi7m271nesltgrhyjh8rm&st=z7uoml7f&dl=0>

Many thanks

Kind regards

Suzanne.

From: Sarah Raymond Sarah.Raymond@environment-agency.gov.uk

Sent: 05 August 2025 07:37

To: Suzanne Walsh suzanne@pdeconsulting.co.uk

Subject: RE: Request for information - EPR/BP3923LR/A001 - F M Conway Ltd

Hello Suzanne,

I can confirm that the new deadline for the response to information for the above application is the 26th of August.

Kind regards

Sarah Raymond

Principal Permitting Officer – Installations



Environment Agency | Trentside Offices, Scarrington Road, West Bridgford, Nottingham NG2 5BR

sarah.raymond@environment-agency.gov.uk

Mobile: 07557139052

Working days: Monday to Friday

From: Suzanne Walsh <suzanne@pdeconsulting.co.uk>

Sent: 04 August 2025 15:53

To: Sarah Raymond <Sarah.Raymond@environment-agency.gov.uk>

Subject: RE: Request for information - EPR/BP3923LR/A001 - F M Conway Ltd

Hi Sarah,

Thanks very much for the chat earlier.

Please could you just drop me a quick e-mail to confirm the updated deadline for the Newhaven request for information is 26 August.

Thanks again.

Kind regards

Suzanne.

From: Sarah Raymond <Sarah.Raymond@environment-agency.gov.uk>

Sent: 28 July 2025 13:11

To: Suzanne Walsh <suzanne@pdeconsulting.co.uk>

Subject: Request for information - EPR/BP3923LR/A001 - F M Conway Ltd

Hello Suzanne,

Thankyou for taking the time to speak to me today. As discussed, please find attached a request for further information.

Should you have any questions in relation to the attached then please do not hesitate to contact me

Kind regards

Sarah Raymond

Principal Permitting Officer – Installations



Environment Agency | Trentside Offices, Scarrington Road, West Bridgford, Nottingham NG2 5BR

sarah.raymond@environment-agency.gov.uk

Mobile: 07557139052

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